

## Article 201      Mixed Use Districts

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Sections:

### 201.01      Purpose

The purposes of the Mixed Use Districts are to:

- A. Promote pedestrian-oriented infill development, intensification, and reuse of land consistent with the General Plan and in the Heritage District the Redevelopment Area Plan;
- B. Encourage the development of mixed-use centers and corridors with a vibrant concentration of goods and services, multi-family housing, and community gathering and public spaces at strategic locations;
- C. Transform auto-oriented boulevards and corridors into vibrant, diverse, and attractive corridors that support a mix of residential, pedestrian, and neighborhood serving uses in order to achieve an active social environment within a revitalized streetscape while also respecting small town character;
- D. Reduce the need for private automobile uses to access shopping, services, and employment;
- E. Offer additional housing opportunities for residences seeking to live in an urban environment; and
- F. Ensure that new development and redevelopment are designed to minimize traffic and parking, impacts on surrounding residential neighborhoods and create walkable environments.

Additional purposes of each Mixed-Use District:

**MU-N Neighborhood Mixed Use.** This district is intended to facilitate the transformation of sections of boulevards into vibrant, highly walkable areas with broad, pedestrian-friendly sidewalks, trees, landscaping, and local-serving uses with new buildings that step down in relationship to the scale and character of adjacent low density neighborhoods. Development is expected to include ground-floor neighborhood retail uses an upper level housing or offices, with a mix of small lot single family houses, townhomes, and multi-family dwelling units on side streets, with a horizontal or vertical mixed-use orientation. Allowable ground floor uses include active, local-serving retail, open spaces such as plazas, service oriented commercial uses, and residential and hotel uses in limited areas. Residential development is the predominant use above the first floor.

**MU-G General Mixed Use.** This district is intended to allow for either horizontal or vertical mixed use development along key circulation corridors in the city where height and density can be easily accommodated. Ground floor retail and upper floor residential or offices are the primary uses, with retail, personal and business services, and public and institutional space as supportive uses. Development will facilitate the transformation of existing transportation corridors into vibrant,

highly walkable areas with broad, pedestrian friendly sidewalks, trees, landscaping, and local-serving uses with new buildings that step down in relationship to the scale and character of adjacent neighborhoods. Automotive-oriented uses are not permitted.

**MU-H Heritage District Mixed Use.** This district is intended to allow for the rehabilitation of the Heritage District into a vibrant, mixed use neighborhood, consistent with the Redevelopment Area Plan, the Heritage District Design Guidelines and mixed use development standards. Reuse of existing buildings is supported with a focus on ground-level active storefronts and, where viable, upper floor residences and pedestrian and transit-oriented development that encourages pedestrian activity and to connect to adjacent areas. New construction will be designed to be compatible with the historic neighborhood in terms of size, scale, materials, and details, and a broad range of residential and commercial uses is allowed.

## 201.02 Land Use Regulations

Table 204.02 below prescribes the land use regulations for "Residential" Districts. The regulations for each district are established by letter designations as follows:

"P" designates permitted uses.

"M" designates minor uses.

"C" designates use classifications that are permitted after review and approval of a Conditional Use Permit by the Planning commission.

"(#)" numbers in parentheses refer to specific limitations listed at the end of the table.

"X" designates uses that are not permitted

TABLE 204.02: LAND USE REGULATIONS- MIXED USE DISTRICTS				
Use	Type			Additional Standards
	MU-N	MU-G	MU-H	
Agricultural				
Animal and Crop Production				
Urban Agriculture	P	P	P	
Residential				
Single Unit				
Single Unit Detached	P(1)	P(1)	P(1)	
Single Unit Attached	P	P	P	
Guest Quarters & Granny flats	P	P	P	
Multiple Unit Dwelling	P	P	P	Ground floor restrict

TABLE 204.02: LAND USE REGULATIONS- MIXED USE DISTRICTS				
Use	Type			Additional Standards
	MU-N	MU-G	MU-H	
Group Residential	C	C	C	
Senior and Long-term Care	C	C	C	
Child Care, In Home	P	P	P	
Residential Care Facility	X	M	M	
Supportive Housing	X	C	C	
Transitional Housing	X	C	C	
<b>Public and Semi-Public</b>				
Community Assembly	M	P	M	
Cultural Facilities	P	P	M	
Child Care Centers	P	P	P	
Government Buildings	P	P	P	
Hospitals and Clinics				
<i>Clinic</i>	M	M	M	
Parks and Recreation Facilities, Public	P	P	P	
Public Safety Facility	P	P	P	
Religious Facility	P	P	P	
Social Service Facility	P	P	P	
<b>Commercial</b>				
Animal Sales, Care and Services				
<i>Small Animal Day Care</i>	P	P	P	
Banks, Check Cashing Facilities and Credit Unions	P	P	P	
Business Services	P	P	P	
Commercial Entertainment and Recreation				
<i>Small Scale Facility</i>	M	P	M	
<i>Theaters</i>	X	C	C	
<i>Club or Lodge</i>	X	M	M	
Eating and Drinking Establishments				
<i>Bars and Lounges</i>	C	M	M	
<i>Restaurants, Full Service</i>	P	P	P	
<i>Restaurants, Limited Service</i>	P	P	P	
<i>Restaurant, Take Out Only</i>	P	P	P	
Food and Beverage Sales				

**TABLE 204.02: LAND USE REGULATIONS- MIXED USE DISTRICTS**

Use	Type			Additional Standards
	MU-N	MU-G	MU-H	
<i>Convenience Market</i>	P	P	P	
<i>General Market</i>	P(4)	P(4)	P	
<i>Liquor Store</i>	C(3)	C	C(3)	\$412.03
<i>Specialty Food Sales and Facilities</i>	P	P	P	
Instructional Services	P(2)	P(2)	P(2)	
Live-Work Quarters	P(2)	P(2)	P(2)	Ground floor busine.
Lodging				
<i>Hotel and Motels</i>	X	M	P	
Maintenance, Repair, and Rental Services	P(3)	P(3)	P(3)	
Office				
<i>Business and Professional</i>	P	P	P	
<i>Medical and Dental</i>	P	P	P	
<i>Walk-In Clientele</i>	P	P	P	
Personal Services				
<i>General Personal</i>	P	P	P	
<i>Restricted Personal Service</i>	X	M	X	
Retail				
<i>General, Small Scale</i>	P	P	P	
<i>General, Large Scale</i>	X	M	X	
<b>Industrial</b>				
Artists Studio and Production	P	P	P	
<b>Transportation, Communication, Utility</b>				
Communication Facilities				
<i>Antennas and Transmission/Telecommunication</i>	Subject to regulations in Section ____, including a Conditional Use Permit if certain standards are not met or thresholds exceeded			
<i>Facilities within Buildings</i>	X	P	P	
Recycling Facility				
<i>Recycling Collection Facility</i>	P	P	P	
Utilities				
<i>Minor</i>	P	P	P	
Accessory Uses	Subject to the same permitting			

TABLE 204.02: LAND USE REGULATIONS- MIXED USE DISTRICTS				
Use	Type			Additional Standards
	MU-N	MU-G	MU-H	
	requirements of the principal use unless additional review is established in "Standards for Special Uses"			
Temporary Uses	Require a Temporary Use Permit, unless exempt			
(1): Pre-existing lots only.				
(2): Residential on upper floors only.				
(3): Small-scale, less than 1,000 square feet				
(4) Less than 40,000 square feet				

### 201.03 Development Standards

TABLE 204.03: DEVELOPMENT STANDARDS - MIXED USE DISTRICTS				
Use	Type			Additional Standards
	MU-N	MU-G	MU-H	
Lot and Density Standards				
Minimum Lot Area (s/f)	7,000	7,000	7,000	
Minimum Lot Width (f)	60	60	60	
Maximum Density (Units/acre)	16	24	24	
Maximum Floor Area Ratio (FAR)	0.8	1.2	1.2	(A)
Building Form and Location				
Maximum Building Height (ft.)	30	40	30	
1 <sup>st</sup> Floor Ceiling Height, Non-residential Uses (clear)	12	12	12	
Minimum Setbacks (ft)				
<i>Front</i>	10	10	10	(B)
<i>Interior Side, Residential</i>	5	5	5	(C) (G)
<i>Interior Side, Non-residential</i>	0	0	0	
<i>Street Side</i>	7.5	7.5	7.5	(D)
<i>Rear</i>	20	20	20	(G)
Maximum Building Setback (ft)	15	20	20	(E)
Additional Standards				
Outdoor Living Area (s/f per unit)	120	120	100	(F)
Transitions	Y	Y	Y	(H)
Transparency for Ground-floor Frontages, Non-residential Uses	Y	Y	Y	(I)

TABLE 204.03: DEVELOPMENT STANDARDS - MIXED USE DISTRICTS				
Use	Type			Additional Standards
	MU-N	MU-G	MU-H	
Surface Parking and Garage Location	Y	Y	Y	(J)

## ADDITIONAL DEVELOPMENT STANDARDS

- A. **Increased FAR for Mixed-Use Buildings.** The maximum allowable FAR may be increased by up to 25 percent for buildings that contain a mix of residential and non-residential uses through the provision of one or more of the following elements beyond what is otherwise required, subject to Conditional Use Permit approval:
1. Car-share or electric car facilities.
  2. Additional public gathering space or contribution to a city parks fund supporting new or improved public parks within walking distance.
  3. Provision of off-site improvements. This may include off-site amenities and/or infrastructure (other than standards requirements and improvements) such as pedestrian or right-of-way improvements or funding for public safety facilities, libraries, senior centers, community meeting rooms, or child care.
  4. Provision of green roofs, solar panels, and other green building measures.
- B. **Reduced Front Setbacks.** The Zoning Administrator may approve reduced minimum front setback on pedestrian-oriented frontages with storefronts and offices for walk-in clientele.
- C. **Narrow Lot Side Setback.** The minimum side setback for lots with an average width of 45 feet or less shall be a minimum of 10 percent of the lot width, or three feet, whichever is greater. A firewall may be required under the Building Code if the setback is less than five feet.
- D. **Reduced Street Side Setback.** Along local streets only, the street side setback may be reduced to 5 feet from the lot line if the setback area is completely landscaped.
- E. **Maximum Building Setbacks.** The street-facing facades of buildings must be located no farther from street-facing property lines than the maximum setback distance specified in Table 204.03. The following additional provisions apply.
1. **Corner Properties.** Where a property fronts on two or more streets, the maximum setback shall be met according to the following provisions.
    - a. *Frontage on Two Primary Streets.* New buildings on sites with frontage on two streets may be constructed to the maximum setback line on both frontages.
    - b. *Frontage on Three or More Streets.* Properties with frontage on three or more streets must build to the maximum setback lines of at least two of the streets.
  2. **Sites with More than One Building.** Where there is more than one building on a site, the maximum setback standard must be met for at least 50 percent of the combined ground-level, street-facing facades of all buildings.
  3. **Building Additions.** For any addition to a building that increases the width of a street-facing façade, 100 percent of the addition must be located on or within the maximum setback until the maximum setback standard for the entire building is met.

4. ***Exceptions to Building Placement Requirements.*** The following exceptions to the build-to requirement are permitted.
  - a. *Articulated Building Street Face.* Where a portion of the building is set back from the maximum setback to provide an entry or other feature creating variation in the facade, the total area of the space created by the setback must be less than the area of one square foot per linear foot of building frontage.
  - b. *Outdoor Eating Areas.* Where an outdoor eating area will be installed on the street frontage, a portion of the building may be set back up to 12 feet farther than the maximum setback line, if at least 40 percent of the building facade is at the setback line.
  - c. *Residential Uses.* For buildings or portions of buildings that are in residential use, open porches located at or within the maximum setback shall count toward meeting the requirement if such porches are at least 10 feet wide and six feet deep.
- F. **Outdoor Living Areas (Private Open Space for multi-family units).** As part of the open space required by the Subdivision Regulations, private areas for outdoor living shall be provided for upper-level residential units in accordance with this section. Private areas typically consist of balconies, decks, common open space, and rooftop open space.
  1. ***Minimum Dimensions.***
    - a. *Private Open Space.* Private open space located on the ground level (e.g., yards, decks, patios) shall have no horizontal dimension less than 10 feet. Private open space located above ground level (e.g., balconies) shall have no horizontal dimension less than six feet.
    - b. *Common Open Space and Rooftop Open Space.* Common open spaces and rooftop open spaces with a minimum horizontal dimension of 20 feet shall count towards the open space calculation. Isolated open space areas with a horizontal dimension less than 20 feet are not considered usable open space and shall not count in determining compliance with this standard.
  2. ***Minimum Area Required - Private Open Space.***
    - a. *MU-N and MU-G District:* 100 square feet per unit
    - b. *MU-H District:* 120 square feet per unit
    - c. The amount of outdoor living area provided for individual units may vary, based on unit size and location within a project, as long as the average area per unit meets the applicable standard.
- G. **Required Side and Rear Yards for Residential Uses.** In order to provide light and air for residential units and additional separation for rooms that contain areas that require additional privacy considerations, the following minimum setbacks apply to any building wall containing windows and facing an interior side or rear yard. When the site is adjacent to a Residential District, the project must comply with whichever standard results in the greater



setback. The required setbacks apply to that portion of the building wall containing and extending three feet on either side of any window.

1. For any wall containing living room or other primary room windows, a setback of at least 15 feet shall be provided.
2. For any wall containing sleeping room windows, a setback of at least 10 feet shall be provided.
3. For all other walls containing windows, a setback of at least five feet shall be provided.

H. **Transitional Standards.** Where a Mixed Use District adjoins an interior lot line in an RS zone, the following standards apply:

1. The maximum height within 40 feet of an RS zone is 25 feet. From this point, the building height may be increased one for each additional foot of upper story building setback to the maximum building height.
2. The building setback from an RS zone boundary shall be 10 feet for interior side yards and 25 feet for rear yards.

I. **Transparency on Ground Floor Frontages for Non-Residential Uses.** Windows, doors, or other openings shall be provided for at least 50 percent of the building wall area located between 2.5 and seven feet above the elevation of the sidewalk. No wall may run in a continuous plane for more than 20 feet without an opening. Openings fulfilling this requirement shall have transparent glazing and provide views into work areas, display areas, sales areas, lobbies, or similar active spaces, or into window displays that are at least three feet deep.

1. **Exception for Structured Parking Facilities.** Multi-level parking garages, where permitted, are not required to meet the ground-floor transparency requirement.
2. **Sites with Multiple Buildings.** On sites that contain multiple buildings, the building ground-floor transparency requirement does not need to be met along street-facing facades of buildings that are located behind other buildings and not visible from the adjacent public street.
3. **Reduction through Development Plan Review.** The transparency requirement may be reduced or waived by the Zoning Administrator upon finding that:
  - a. The proposed use has unique operational characteristics with which providing the required windows and openings is incompatible, such as in the case of a cinema or theater or communications facility or side walls of a drug store; and
  - b. Street-facing building walls will exhibit architectural relief and detail, or will be enhanced with landscaping in such a way as to create visual interest at the pedestrian level.

J. **Surface Parking and Detached Garages.** Surface parking and garages shall be located in the rear half of the lot. The Zoning Administrator may approve a detached garage in the front half of the lot subject to the front setback requirements of the zone where the size,

shape, location, surroundings, or existing structures make it infeasible to locate the garage in the rear half of the lot.